040.0	0005	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	895,300 / 895,300
					USE VALUE:	895,300 / 895,300
					ASSESSED:	895,300 / 895,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16	-18	AMHERST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OBRIEN KEVIN J/COLLEEN F
Owner 2:	TRS/O BRIEN FAMILY TRUST
Owner 3:	
Street 1:	16 AMHERST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	OBRIEN DONALD/VIRGINIA -
Owner 2:	LIFE ESTATE -
Street 1:	23 ERNEST RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1918, having primarily Vinyl Exterior and 2142 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	451,300		444,000	895,300
Total Card	0.103	451,300		444,000	895,300
Total Parcel	0.103	451,300		444,000	895,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 417.97 /Parcel: 417.97

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 040.0-0005-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	451,300	0	4,500.	444,000	895,300		Year end	12/23/2021
2021	104	FV	430,800	0	4,500.	444,000	874,800		Year End Roll	12/10/2020
2020	104	FV	430,900	0	4,500.	444,000	874,900	874,900	Year End Roll	12/18/2019
2019	104	FV	332,400	0	4,500.	471,800	804,200	804,200	Year End Roll	1/3/2019
2018	104	FV	332,400	0	4,500.	344,100	676,500	676,500	Year End Roll	12/20/2017
2017	104	FV	311,600	0	4,500.	299,700	611,300	611,300	Year End Roll	1/3/2017
2016	104	FV	311,600	0	4,500.	255,300	566,900	566,900	Year End	1/4/2016
2015	104	FV	277,400	0	4,500.	249,800	527,200	527,200	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OBRIEN DONALD/V	47835-212		7/20/2006	Family	1	No	No		
OBRIEN DONALD	38094-546		2/25/2003	Family	1	No	No		
	11336-428		6/8/1967			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/15/2015	443	Re-Roof	9,400					
8/7/2002	650	Siding	28,500	C				VINYL SIDING-50 NE
8/22/2001	582	Porch	1,500	C				
9/29/1993	485	Porch	3,800					REBUILD PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
8/5/2021	Mail Update	JO	Jenny O
11/7/2018	MEAS&NOTICE	HS	Hanne S
6/3/2014	External Ins	PC	PHIL C
3/24/2009	Meas/Inspect	372	PATRIOT
2/3/2003	External Ins	PM	Peter M
3/30/2000	Inspected	263	PATRIOT
2/29/2000	Measured	263	PATRIOT
11/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

USER DEFINED

User Acct	27125
GIS Ref	
GIS Ref	
Insp Date	11/07/18
!3333!	

PRINT

Date	Time
12/29/21	22:56:04

LAST REV

Date	Time
08/05/21	08:49:37
jorourke	

PAT ACCT. 3333

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Total AC/HA:	0.10331	Total SF/SM:	4500	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	443,999	Spl Credit		Total:	444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1918	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.14019608
Const Adj.:	0.98990101
Adj $ / SQ:	203.163
Other Features:	103500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	613133
Depreciation:	161867
Depreciated Total:	451266

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

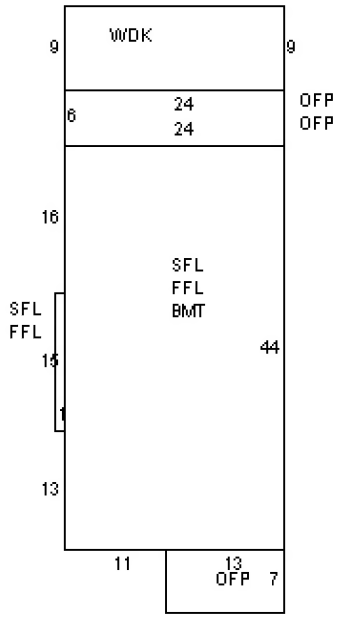
No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
Totals			
2	11	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	203.16
Special Features:	0	Val/Su Net:	118.98
Final Total:	451300	Val/Su SzAd	210.69

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,071	203.160	217,587
SFL	Second Floor	1,071	203.160	217,587
BMT	Basement	1,056	60.950	64,362
OFP	Open Porch	379	20.640	7,824
WDK	Deck	216	10.520	2,273

Net Sketched Area:	3,793			Total:	509,633
Size Ad	2142	Gross Area	3793	FinArea	2142

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

040.0-0005-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	